

Valle de Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

Minutes of Meeting: June 1, 2010

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.

1. Call to Order: 7:04 pm J.L. Phillips, presiding chair.

Members Present: Brownlee, Brennan, Fitchett, Forthun, Henderson, Hyatt,
Wollitz, Millar, Manning, Mitrovich, Myers, Phillips
Not Present: Feathers, Ripperger,

2. Finalize Agenda: Agenda will be taken as published.

3. Open Forum: None

4. Approval of Minutes: Minutes for May 18, 2010 were received. VOTE 10-0-2
Forthun, Reith abstain.

5. Land Use:

a. General Plan Update Zoning Consistency Review: During the General Plan Update process, County staff found several zoning inconsistencies in our plan area. The following changes are being proposed by the County. Mr. Eric Lardy, County of San Diego Land Use/Environmental Planner lead a power point presentation of each area to be changed.

Area 1L: Includes Chicken Ranch, Borrow Pit and Lamp Property. County proposed to change of existing minimum lot size from 4 and/or 10-acres to 1.0-acre minimum. No public input was heard. PHILLIPS entered a MOTION to recommend approval of the change. FITCHETT seconds. VOTE: 11-0-1.

Area 3L: Includes Explorer Ridge Estates. This is a zoning cure to effectively preclude the zone/plan changes as requested by the Board of Supervisors. County proposed to change existing minimum lot size from .5-acre to 2.0-acres minimum. Public comments to support the staff recommendation were received. PHILLIPS entered a MOTION to recommend approval of the change. HENDERSON seconds. VOTE: 11-0-1.

Area 4L: Includes Hillsdale Mobile-home Park and adjacent vacant lot. County proposed to change of the existing minimum lot size from 1 and 2-acre minimum to .5-acre minimum. No public input was heard. PHILLIPS entered a MOTION to recommend approval of the change. FITCHETT seconds. VOTE: 11-0-1.

Area 1Z: Includes area along Campo Road in the commercial area, also an area further down Campo Road and a part of Avocado Village. County proposed to change the Use Regulation from C36 with 40 DUA to C36 with 7.3 DUA and to add a B site plan review designator. PHILLIPS commented that the in the C36 zoning the commercial use has to be the dominant use and this density would allow that. Also this corrects a density inconsistency with the surrounding properties. Public questioned the density, whether these were all commercially zoned properties, and whether the ability to have a mixed use would still be viable. Public

also thought the density should be a whole number. PHILLIPS entered a MOTION to recommend approval of the change. MILLAR seconds. VOTE: 12-0-1 (Hyatt arrived).

Area 2Z: Includes commercial area in Casa de Oro at Bancroft and Campo and Gas Station at Jamacha/Campo. County proposed to change the density from 40 DUA to 7.3 DUA, change the building height from 60' to 35' and add a B site plan review designator. No public input was heard. PHILLIPS entered a MOTION to recommend approval of the changes. REITH seconds. VOTE: 12-0-1.

Area 3Z: Includes a single lot on Campo Road where a home has been converted to a dental office, ½ of the parcel is zoned differently from the other. County proposed to change the Use Regulation from C36 to C30 with an office/professional use. Density would change to 4.3 and a B site plan review designator would be added. Public questioned the location and rationale. PHILLIPS entered a MOTION to recommend approval of the changes. FITCHETT seconds. VOTE: 12-0-1.

Area 4Z: Includes the parcel in Casa de Oro that is currently the Deering Banjos factory. County proposed to change the Use Regulation from C37 to M52 (light industrial) with a change in building type to W which allows for industrial uses. Also, heights changed from 40' to 35' and a B site plan review designator would be added. No public input was heard. PHILLIPS entered a MOTION to recommend approval of the changes. MITROVICH seconds. VOTE: 12-0-1.

Area 5Z: Includes parcel along Calle Verde, which is currently Scripps Clinic, Senior housing and an apartment complex. County proposed to change the density from 29 DUA to 20 DUA with a B site plan review designator. Public questioned who initiated these changes. PHILLIPS entered a MOTION to recommend approval of the changes. HENDERSON seconds. VOTE: 12-0-1.

Area 6Z: Includes Jamacha/Hilton Head Shell station and lots next to it which are in the Rancho San Diego SPA. Also includes the commercial area on Jamacha Rd northeast of the Campo Road intersection. County proposed to change the current R height designator, which allows unlimited stories and up to 60' to a G designator or 35'. County also proposed to add a B site plan review designator. Public questioned if cell phone towers would have to comply with this limit. PHILLIPS entered a MOTION to recommend approval of the changes. REITH seconds. VOTE: 12-0-1.

Area 7Z: Includes parcels along Chase Ave that are currently a CalTrans R.O.W. County proposed to change the Use Regulation from C36 to RR, the density from 40 DUA to 2.0 DUA, and the building type from T to C which allows for residential development. General Plan density for these parcels is .5-acre, this provides zoning consistency. Public wanted clarification, PHILLIPS responded that the commercial was put there with special permits and these changes will not affect current use. PHILLIPS entered a MOTION to recommend approval of the changes. FITCHETT seconds. VOTE: 12-0-1.

Area 8Z: Includes two areas currently on General Plan as open space including where Hillsdale feeds into Willow Glen and the southern corner of the VDO planning area next to reservoir. Public questioned location of these areas and the Special Area Reg of Por F, which means property has some portion in the Flood plan. County proposed to change the A72 or RR Use Regulation to S80 and to remove the density designation. PHILLIPS entered a MOTION to recommend approval of the changes. BRENNAN seconds. VOTE: 12-0-1.

Mr. Lardy explained that on July 9, 2010 these changes will be presented to the County Planning Commission for approval before sending them to the Board of Supervisors in the Fall of 2010.

b. P10-011: Telecommunications facilities (cell sites) to be located in 2 different residential locations: 10545 Grandview Dr. (near Fuerte Dr.) and 9151 Tropico Dr. Both facilities mounted on power/telcom wooden poles and include shrouded 5'7" x 14" equipment boxes projecting 16" from the poles and 7.5" diam. x 24" cylindrical antennas protruding 24" from the poles.

Ted Marioncelli of PLANcom Inc. distributed photo simulations of the sites. Don Fitchett located the areas which are all on SDG&E utility poles in the county ROW. The nodes can be shared by more than one carrier. 1st one is on the pole with no change in height and the other one will raise the height of the pole by 5'. Questions regarding the size of the equipment boxes and projections from the pole were asked. Marioncelli was unable to answer the questions.

Mary Sweeny (10545 Grandview Dr) aesthetically does not like the higher pole. Many neighbors are opposed. There is no parking to service this pole. She wants to make Fuerte Drive a scenic highway and underground these utility poles and this would negatively impact that scenic corridor.

Melford Jackson (9151 Tropico Dr) believes the zip code on the documents is not correct; he also questioned how this site was selected. He objects having this on his property. It is too close to their home.

Arden Harnden (10602 Fuerte Drive) doesn't want any more clutter in area. Currently already boxes on the street, with more boxes are being added without any review – bushes planted but never watered. The current sites in the photo sims are misleading – equipment boxes not properly cited on the poles.

FITCHETT questioned the proposed fiber optic cable added to the pole. Marioncelli said they would contract with current fiber optic providers. FITCHETT explained further that at our last meeting we had an application from AT&T to put a site on a pole very close to the one on Fuerte Drive, why the duplication? No explanation was available from Marioncelli. Mr. Forthun discussed the electronics of cell sites. PHILLIPS provided information to the public regarding the FCC Act of 1996, which states that health issues cannot be the only reason for not putting in a cell site close to someone's home.

FITCHETT presented a brief summary of the issues with each site including height restrictions and visual impacts as well as a review of the Zoning Ordinance, Section 6985, items C1 and C4 concerning telecommunications facilities, which specifically and intentionally prohibit these antennas. FITCHETT entered a MOTION to DENY MUP10-011 and OPPOSE the MUP by all means available. MILLAR seconds. MILLAR had comments regarding the accuracy and precision of the documents provided by the applicant. VOTE 12-0-1.

8. Chairman's Report: Fuerte Ranch Estates was approved by the Board of Supervisors.

9. Adjournment: 8:38 pm

Submitted by: Susan Brownlee